

Penelope's Place Apartments

Planned Unit Development – PPUD2025-0001

Tree Removal Permit – PTP2026-0001



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Location

- Parcels 15-30-302-034 and 15-30-302-036, located on the southeast side of Adams Rd. and north of Auburn Rd., zoned O Office District. The property is also subject to a consent judgement.

Request

- Preliminary Planned Unit Development (PUD) and Site Plan Approval (File PPUD2025-0001). The proposal is for Penelope Place Apartments, a proposed development of two three-story apartment buildings, each with twenty-nine (29) units, on approximately 4 acres of land.
- Tree Removal Permit (File PTP2026-0001). A request to remove up to 115 regulated trees (including 5 specimen trees) with 159 replacement trees required. The plans show 6 replacement trees provided and 153 trees to be paid into the City's Tree Fund.



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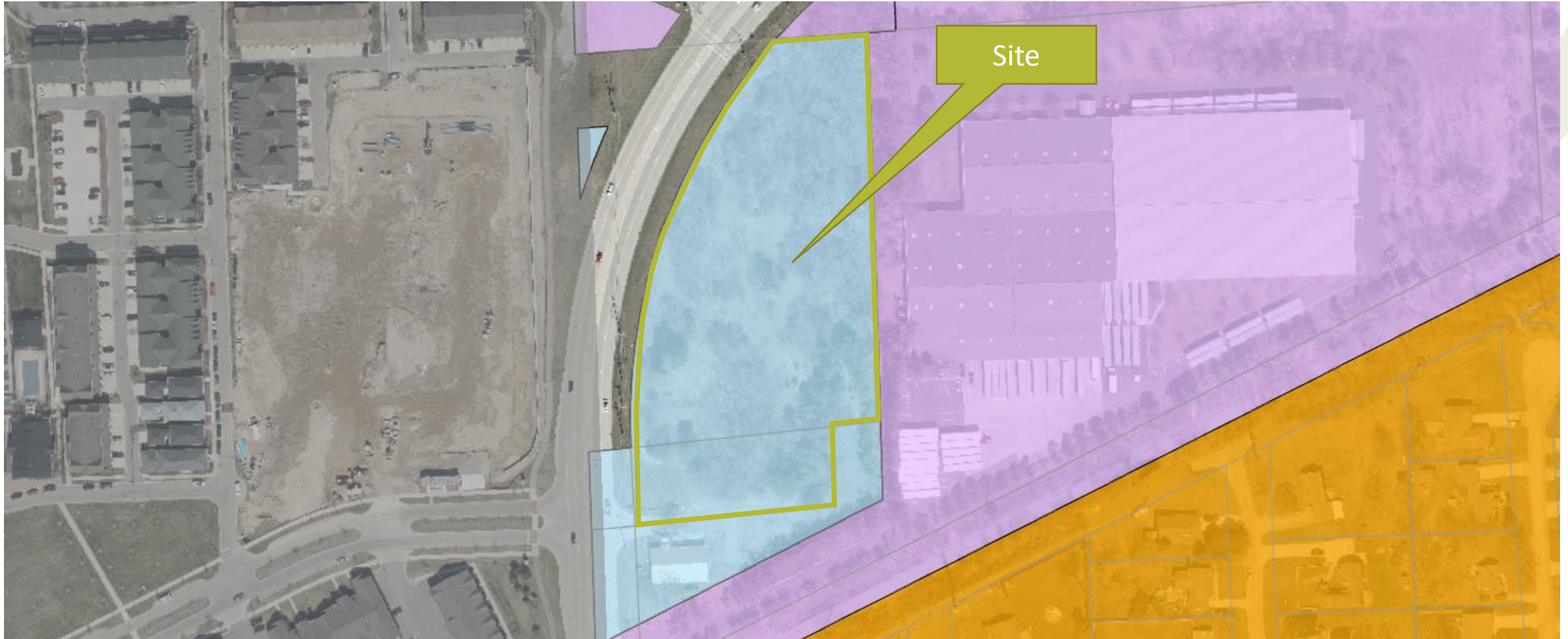
Tree Removal Permit – PTP2026-0001



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[Aerial](#)

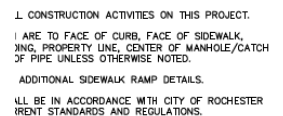
[Zoning](#)

[Ordinance](#)

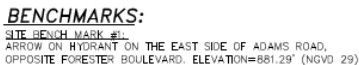
[Plans](#)

[Standards](#)

Tree Removal Permit – PTP2026-0001



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BUILDING 1 - FRONT ELEVATION
SCALE: 3/32" = 1'-0"



BUILDING 1 - SIDE ELEVATION
SCALE: 3/32" = 1'-0"



BUILDING 1 - REAR ELEVATION
SCALE: 3/32" = 1'-0"



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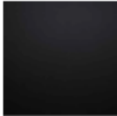
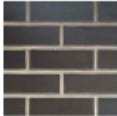
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MATERIAL LEGEND - EXTERIOR FINISHES											
1		METAL ROOFING: MFR: LAMINATORS INCORPORATED STYLE: PVDF/KYNAR 500 COLOR: 0.028 BLACK NOTES: OR EQUAL	3		METAL COPING: COLOR: BLACK TO MATCH STANDING SEAM ROOF	5		DARK GREY BRICKS: MFR: YANKEE HILL STYLE: UTILITY, SMOOTH COLOR: CAPITOL NOTE: ASTM-C216 GRADE SW TYPE FBX REP: TYLER MEHL - BRICK TECH ARCHITECTURAL	7		LIMESTONE: MFR: CAPITOL STONE WORKS STYLE: SMOOTH COLOR: INDIANA GREY NOTE: ASTM-C568 REP: TYLER MEHL - BRICK TECH ARCHITECTURAL
2		CLADDING PANELS: MFR: JAMES HARDIE STYLE: SMOOTH PANEL SIDING COLOR: ARCTIC WHITE	4		NOT USED	6		LIGHT GREY BRICKS: MFR: GLEN GERTY-HANLEY PLANT STYLE: UTILITY, SMOOTH COLOR: BELGIAN GREY NOTE: ASTM-C216 GRADE SW TYPE FBX REP: TYLER MEHL - BRICK TECH ARCHITECTURAL	8		ASPHALT SHINGLES: MFR: GAF STYLE: TIMBERLINE HDZ COLOR: CHARCOAL NOTES: OR EQUAL

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SECTION 138-7.103 - Criteria for Qualification

The PUD option may be used in any zoning district classification; however, in order to qualify for the PUD option, it must be demonstrated that all of the following criteria will be met:

- A. The PUD option shall not be used for the sole purpose of avoiding applicable requirements of this ordinance. The proposed activity, building or use not normally permitted shall result in an improvement to the public health, safety and welfare in the area affected.
- B. The PUD option shall not be utilized in situations where the same land use objectives can be accomplished by the application of conventional zoning provisions or standards.
- C. The PUD option may be used only when the proposed land use will not materially add service and facility loads beyond those contemplated in the master land use plan. The applicant must demonstrate to the satisfaction of the City that the added loads will be accommodated or mitigated by the applicant as part of the PUD.
- D. The PUD shall meet as many of the following objectives as may be deemed appropriate by the City:
 - 1. To preserve, dedicate or set aside open space or natural features due to their exceptional characteristics or their environmental or ecological significance in order to provide a permanent transition or buffer between land uses, or to require open space or other desirable features of a site beyond what is otherwise required in this ordinance.
 - 2. To guarantee the provision of a public improvement that would not otherwise be required to further the public health, safety or welfare, protect existing uses or potential future uses in the vicinity of the proposed development from the impact of a proposed use, or alleviate an existing or potential problem relating to public facilities.
 - 3. To promote the goals and objectives of the master land use plan and other applicable long-range plans such as the master thoroughfare plan.
 - 4. To facilitate development consistent with the Regional Employment Center goals, objectives, and design standards in the City's master land use plan.
 - 5. To preserve and appropriately redevelop unique or historic sites.
 - 6. To permanently establish land use patterns that are compatible with or will protect existing or planned uses.
 - 7. To provide alternative uses for parcels that can provide transition or buffers to residential areas and to encourage redevelopment of sites where an orderly transition or change of use is desirable.
 - 8. To enhance the aesthetic appearance of the City through quality building design and site development.